



花样创造价值。

CREATING VALUE WITH ASPIRATIONS.

Company Operation Information

Fantasia: contracted sales for the first two months of 2018 increased by 98.6% year on year to RMB3.02 billion

Colour Life's proposal for consolidation of Wanxiangmei passed by 100% of votes in extraordinary general meeting

(5 March, 2018 – Hong Kong) Fantasia Holdings Group Co., Limited (“Fantasia” or the Company” , which together with its subsidiaries, is referred to as the “Group” , HKEEx stock code: 1777) announces its sales performance for February 2018. Fantasia Property Group, a subsidiary of the Group, sold properties with an aggregate of 136,113 square metres (sq.m.) in gross floor area (“GFA”) and recorded contracted sales of RMB1.405 billion, which represented a year on year growth of 95.7%. For the first two months of 2018, the Group sold properties with an aggregate of 300,889 sq.m. in GFA. The accumulated contracted sales reached RMB3.025 billion, which represented a year on year growth of 98.6%.



Chengdu · Zhihuicheng



Fantasia and Colour Life successfully hold their EGMs

花样创造价值。



Company Operation Information (Cont.)

In February 2018, China's property sales were not affected by the Spring Festival Holidays and still maintained growth momentum. The number of transactions in third-tier and fourth-tier cities generally rose because some people went back to their hometowns and bought flats there during the Spring Festival, thus becoming the driving force that sustain the property developers' sales performance in February. However, property sales were somewhat lacklustre in first- and second-tier cities as they were affected by the government's long-term property market regulation policy. Property prices in some of such cities decreased although the housing demand was still strong.

Contracted sales increased by 95.7% year on year in February and by 98.6% year on year for the first two months of 2018

A geographical breakdown shows that, in February, Fantasia's contracted sales continued to grow in such cities as Chengdu, Guilin, Wuhan, Nanjing and Shenzhen. Notably, a boom in the Group property sales in Chengdu continued since the beginning of the year — contracted sales at the Jiatianxia Project exceeded RMB732 million; "Wisdom City", a project launched in February, recorded sales of RMB532 million which was a good result, with a high average selling price ("ASP") by the local market's standards. The Group also continued to record steady growth in sales in other core markets such as central China, the Yangtze River Delta region and the Pearl River Delta region.

Colour Life officially consolidates Wanxiangmei as the resolution on consolidation was passed by a large majority of votes in EGM

On 28 February, Fantasia and Colour Life held their extraordinary general meetings ("EGM") separately to approve Colour Life's proposal to consolidate the 100% beneficial interest in Shenzhen Xingfu Wanxiang Investment Partnership Co. and the 100% equity interest in Wanxiangmei Property Management Co., Ltd. ("Wanxiangmei"; formerly known as Wanda Property Management Co., Ltd.) from Fantasia. The proposal was passed with an overwhelming majority at 100% of votes in Colour Life's extraordinary general meeting and with that at 99.1% of votes in Fantasia's extraordinary general meeting. It means that Colour Life will consolidate Wanxiangmei officially.

Fantasia and Colour Life took more than a year to consolidate and improve Wanxiangmei's business after acquiring the latter. As a result, Wanxiangmei's corporate structure, management and operation have gradually stabilized and its revenue has grown rapidly. Wanxiangmei's unaudited after-tax profit for the first half of 2017 was approximately RMB129 million, which was far higher than the full-year after-tax profit of RMB21.73 million for 2016. The administrative expenses in the first half of 2017 decreased by 16.7% year on year while gross profit margin increased rapidly from about 21.4% in 2016 to 35.3% in the first half of 2017. Moreover, Wanxiangmei has also reported significant improvements in cash flow and some other financial indicators.

Fantasia Holdings Group Co., Limited
 Stock Code: 1777
 Newsletter for February, 2018



花样年
 FANTASIA

Property Sales (Note: Data in this news letter is unaudited and may be adjusted)

For February 2018, Fantasia recorded an aggregated sold gross floor area (“GFA”) of 136,113 square metres (sq.m.) and contracted sales of RMB1.405 billion. For the first two months of 2018, the Group sold properties with an aggregate of 300,889 sq.m. in GFA. The accumulated contracted sales reached RMB3.025 billion, which represented a year on year growth of 98.6%.

City	Project Name	Project Type	GFA Sold	Sales Amount
			(sq.m.)	(RMB 0'000)
Shenzhen	Fuchi Mansion	Boutique Upscale Residence	468	2,100
	Lenian Plaza	Urban Complex	9,075	35,778
Chengdu	Zhihuicheng	Mid-to-high Residence	66,421	53,190
	Jiatianxia	Boutique Upscale Residence	82,468	103,718
	Xiang Men Di	Boutique Upscale Residence	100,556	65,475
	Grande Valley	Boutique Upscale Residence	1,566	2,228
	Long Nian International Plaza	Urban Complex	10,918	7,875
Dongguan	Xin Chengshi Huayuan	Boutique Upscale Residence	942	1,325
	Jiangshan Hui	Mid-to-high Residence	36	20
Tianjin	Meinian Plaza	Urban Complex	435	698
Huizhou	Kangchengsiji	Mid-to-high Residence	3,497	3,377
Suzhou	Cixi Yue Cheng	Boutique Upscale Residence	1,917	3,053
	Taicang Taigu City	Boutique Upscale Residence	674	817
	Special Town project	Boutique Upscale Residence	374	357
	Hailun Garden	Urban Complex	13	20
Shijiazhuang	Sports Town	Mid-to-high Residence	3,493	2,780
Guilin	Lakeside Garden	Boutique Upscale Residence	9,665	5,721
Shanghai	Love Forever	Boutique Upscale Residence	28	15
Nanjing	Hailun Garden	Urban Complex	6,310	12,381
	Love Forever	Boutique Upscale Residence	492	142
Wuhan	Wuhan Fantasia Town	Mid-to-high Residence	255	108
	Love Forever	Boutique Upscale Residence	1,286	1,286
Total			300,889	302,464



Company News

- On February 8, Fantasia successfully issued US\$300 million 364-days bonds at an issue rate of 7.250%. The issue received widespread market attention and recognition for more than 4 times over-subscribed. The final pricing was 25 basis points lower than the initial price.

About Fantasia

Founded in 1998, Fantasia was successfully listed on the Main Board of The Stock Exchange of Hong Kong in December 2009 under the stock code 1777. Having completed its business strategic layout in the upcoming era of mobile internet and customer big data, Fantasia Group has evolved into a leading financial holding group in China, with a business model driven by financial operations, anchoring on services, and supported by property development. Fantasia conducts full-range of operations and community services, covering eight major areas of value-added services in over 200 cities in mainland China, namely – financial services, Colour Life Group, property development, international commercial community services, cultural and tourism, commercial services, senior citizen services and education. So far, the Group has three publicly-listed companies – Fantasia Holdings Group (01777.HK), Colour Life (01778.HK) and Home E&E (834669.CC). It has become the world’s largest residential community service operation provider.

Currently, Fantasia is progressing with its international business expansion plan and has established branches in Hong Kong, Taipei, Singapore and Tokyo as well as investing property development projects in Singapore, the United States of America and Taiwan.

It is committing to be the leading industry participant which provides a joyful, colourful and meaningful living space and experience and aims to deliver unique and inspiring living space and experience to value-oriented customers.

To learn more about the Company, please visit Fantasia’s website at: www.cnfantasia.com

IR Contact:

Fantasia Holdings Group Co., Limited

Ms. Christy Zheng

Head of Capital Markets & IR Department

Tel: +852 3521 1536/+86 755 2269 9738

Email: zhengjy@cnfantasia.com

Mr. Leo Yang / Mr. Augus Song

Capital Markets & IR Department

Tel: +86 755 2269 0972 / +86 755 2269 0982

Email: yangd@cnfantasia.com / songay@cnfantasia.com